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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: October 25, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Stephen J. Buchbinder, Attorney
The DTS Trust, Applicant
Barney S. Heath, Director of Planning and Development
Jonah temple, Assistant City Solicitor

RE: **Request to allow a for-profit educational use**

Applicant: The DTS Trust	
Site: 1631-1633 Beacon Street (2-12 Windsor Rd)	SBL: 53029 0002A
Zoning: BU1	Lot Area: 54,198 square feet
Current use: Real estate office	Proposed use: For-profit education

BACKGROUND:

The property at 2-12 Windsor Road consists of 54,198 square feet improved with a mixed commercial building constructed in 1910. The petitioner proposes to operate a martial arts school in a 650 square foot space known as 1631-1633 Beacon Street. A for-profit school requires a special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Stephen J. Buchbinder, attorney, dated 8/13/2021
- Project Narrative, submitted 8/13/2021, revised 10/22/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to introduce a for-profit educational use (martial arts school) to a vacant 650 square foot tenant space. Per sections 4.4.1 and 6.3.14.B.2, a special permit is required to allow a for-profit educational use in the Business 1 zoning district.
2. The 650 square foot tenant space was previously used as a real estate office. The previous office use required three parking stalls per section 5.1.4.A. The proposed for-profit educational use will have up to two employees working at a time, resulting in a requirement of two parking stalls. The three-stall credit from the previous office use exceeds the proposed parking requirement of two stalls, no waiver is required.

Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§4.4.1 §6.3.14.B.2	Request to allow a for-profit educational use	S.P. per §7.3.3